

City of Dublin Amended Agenda

PLANNING AND ZONING COMMISSION

Dublin City Hall Building
5200 Emerald Parkway
Thursday, April 17, 2014
6:30 pm

Our Mission...

The City of Dublin strives to preserve and enhance the unique high quality offered to those who live and work in our community by providing the vision, leadership and performance standards which allow for managed growth and development. We endeavor to deliver our services cost-effectively, with an emphasis on quality and innovation. The City of Dublin seeks recognition in the field of local government as being responsive, cooperative, and culturally and environmentally sensitive, while embracing the highest standards of integrity and accountability to those we serve.

Chris Amorose Groomes, Chair
Richard Taylor, Vice Chair
Amy Kramb
John Hardt
Joseph Budde
Victoria Newell



Land Use and Long Range Planning

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- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. ELECTION OF OFFICERS**
- IV. ACCEPTANCE OF DOCUMENTS**
- V. APPROVAL OF MEETING MINUTES**
- VI. CASES**

Informal Cases

- 1. Avery Square – Starbucks Outparcel** **Hospital Drive**
14-024INF **Informal Review**

Proposal: An approximately 1,800-square-foot coffee shop with a patio, drive-through, and associated site improvements for the Avery Square Shopping Center. The site is located on the north side of Hospital Drive, 500 feet west of the intersection with Avery-Muirfield Drive.
Request: Review and informal feedback for the potential development of an outparcel for an existing shopping center.
Applicant: Dublin Oaks Limited; represented by Charlie Fraas, Casto.
Planning Contact: Claudia Husak, AICP, Planner II
Contact Information: (614) 410-4675, chusak@dublin.oh.us

- 2. Emerald Parkway Phase 8 – Office Building** **Emerald Parkway**
14-027INF **Informal Review**

Proposal: An approximately 30,000-square-foot office building with the potential for a 20,000-square-foot expansion with associated parking and site improvements to be located on the north side of Emerald Parkway Phase 8, approximately 750 feet east of the intersection with Riverside Drive.
Request: Review and informal feedback for the potential development of an office building.
Applicant: Marsha Grigsby, City Manager, City of Dublin; represented by Tim Kelton, Ruscilli.
Planning Contact: Claudia Husak, AICP, Planner II
Contact Information: (614) 410-4675, chusak@dublin.oh.us

Previously Tabled Case

- 3. Zoning Code Amendment – Notification and Adult Family Home Amendments**
14-006ADMC **Administrative Request**

Proposal: Amending the Dublin Code of Ordinances (Zoning Code) Code Section 153.234(C)(3) to modify the notification requirements to be consistent with City Council Rules of Order; and amending Zoning Code Section

153.073 to add requirements regarding Adult Family Homes and Adult Care Facilities.
Request: Review and recommendation of approval of a Zoning Code amendment under the provisions of Zoning Code Sections 153.232 and 153.234.
Applicant: Marsha Grigsby, City Manager, City of Dublin.
Planning Contact: Jennifer Readler, Frost Brown Todd and Jennifer Rauch, AICP, Senior Planner
Contact Information: (614) 410-4690, jrauch@dublin.oh.us

New Cases

**4. Perimeter Center PUD, Subarea F-4 – Perimeter Center Shopping Center Sign
14-021AFDP 6644-6748 Perimeter Loop Road
Amended Final Development Plan**

Proposal: A joint identification sign to be located at the Perimeter Loop Road entrance for the Perimeter Center shopping center on the east side of Perimeter Loop Road, southeast of the intersection with Avery-Muirfield Drive.
Request: Review and approval of an Amended Final Development Plan application under the provisions of Zoning Code Section 153.050.
Applicant: Andrew Bacher, DaNite Sign Co.
Planning Contact: Jennifer Rauch, AICP, Senior Planner
Contact Information: (614) 410-4690, jrauch@dublin.oh.us

**5. Perimeter Center PUD, Subarea E – Chase Bank – Sign Modifications
14-023AFDP 6271 Perimeter Drive
Amended Final Development Plan**

Proposal: The replacement of two existing ground signs for the Chase Bank located at the southeast corner of Perimeter Drive and Avery-Muirfield Drive.
Request: Review and approval of an Amended Final Development Plan application under the provisions of Zoning Code Section 153.050.
Applicant: Melody Ward, SignCom, Inc.
Planning Contact: Jennifer Rauch, AICP, Senior Planner
Contact Information: (614) 410-4690, jrauch@dublin.oh.us

VII. COMMUNICATIONS

VIII. PZC ROUNDTABLE

IX. ADJOURNMENT